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208 Halton Road  
Runcorn  
WA7 5RL  
3 Bed End Terrace House

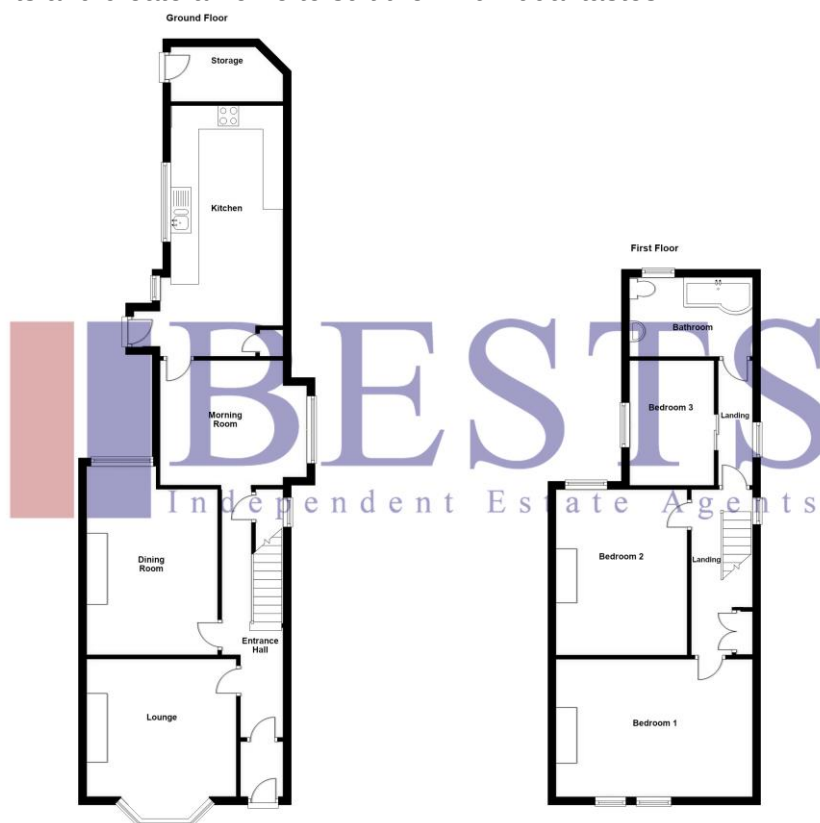
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## 208 Halton Road, Runcorn, Cheshire, WA7 5RL

**\*Large End Terrace Home - Garage To Rear - South Facing Garden - Chain Free\*** This imposing mature family home offers an abundance of space and character and is perfect for buyers looking for a property they can truly make their own. With high ceilings, generous room proportions and a superb size kitchen, the property has huge potential while already benefiting from PVC double glazing throughout, combination gas central heating and rewiring in recent years. The welcoming entrance hallway gives access to a spacious bay fronted lounge, separate dining room and morning room, with the impressive kitchen located beyond. At first floor level, the generous proportions continue with an excellent size master bedroom, a further good size double bedroom, third bedroom and family bathroom. Outside, a shared side access provides vehicular access to the rear where a detached garage is located. The excellent size rear garden enjoys a desirable south facing aspect and offers plenty of scope for its next owner to create a fantastic outdoor space. A charming mature home with space, character and considerable potential, ready for its next owner to apply their own scheme of improvements and create a home to suit their individual tastes.



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 17/09/2026 16:50:31 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance Vestibule**

Composite double glazed front door opens to entrance vestibule having wood effect laminate flooring, original coved ceiling, glazed panel door opens to entrance hallway.

### **Entrance Hallway**

Having wood effect laminate flooring, double panel radiator, original coved ceiling, built in under stairs storage cupboard.

### **Lounge 13' 8" into bay window x 12' 2" (4.16m x 3.71m)**

Having PVC double glazed bay window to front elevation, three double panel radiators, wood effect flooring, coved ceiling, three double, one single power points.

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**Dining Room 15' 2" maximum x 10' 7" (4.62m x 3.22m)**

Having PVC double glazed window to rear elevation, double panel radiator, fitted picture rail, three double power points, period style open fire.



**Morning Room 11' 2" x 10' 0" (3.40m x 3.05m)**

Having wood effect laminate flooring, double panel radiator, PVC double glazed window to side elevation, two double power points.



**Kitchen 20' 1" x 8' 4" (6.12m x 2.54m)**

Having fitted base and wall units with one and a half bowl single drainer stainless steel sink with high neck mixer tap over, inset four burner gas hob with electric oven beneath and filter hood above, double panel radiator, four double, one single power points, fitted mini ceiling down lighters, two PVC double glazed windows and PVC double glazed entrance door to side elevation, plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler.



**First Floor Landing**

Stairs from entrance hall to first floor landing, two PVC double glazed windows to side elevation, double power point, original built in linen cupboard, access to loft, double panel radiator.

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**Bedroom One Front 15' 2" x 11' 5" (4.62m x 3.48m)**

Two PVC double glazed windows to front elevation, double panel radiator, coved ceiling, three double power points.



**Bedroom Two Rear 13' 0" x 10' 10" (3.96m x 3.30m)**

Having PVC double glazed window to rear elevation, double panel radiator, coved ceiling, three double power points.



**Bedroom Three Rear 10' 1" x 6' 2" (3.07m x 1.88m)**

Having PVC double glazed window to side elevation, two double power points.

**Bathroom**

A fully tiled room having a white suite comprising of low level WC, pedestal wash hand basin with mixer tap over, shower bath with fitted glass shower screen and mixer shower over, PVC double glazed window to rear elevation, fitted mini ceiling down lighters, chrome effect heated towel rail, tiled floor.



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### Externally

Property is fronted by a forecourt style garden having a shared access driveway to the side leading to a detached garage with garden beyond.



### Useful Information About This Property:

- Chain Free
- Huge Potential
- Garage to Rear
- South Facing Rear Garden
- Generous Proportions
- Convenient Location
- Freehold Tenure
- Council Tax Band: C

### MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.

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